



JAMIE WARNER  
- ESTATE AGENTS -



## 36 chestnut house Withersfield Road, Haverhill, CB9 9JZ

Guide Price £120,000

- Studio Apartment
- Open Plan Living
- Two Centre Location
- Fitted Kitchen
- Electric Heating
- Allocated Parking
- Modern Shower Room
- Double Glazing

## 36 chestnut house Withersfield Road, Haverhill CB9 9JZ

This studio apartment offers the perfect opportunity to own an affordable home in a town centre location. Located just moments away from all of the local amenities, this property is ideal for first-time buyers or those looking for a hassle-free investment.

The apartment itself comprises a kitchen, open plan living space, shower room and allocated parking. Plus there's no onward chain.



Council Tax Band: A



## Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

### Entrance Hall

Built-in storage cupboard housing the pressurised hot water tank, door to:

### Kitchen Area

5'3" x 9'3"

Fitted with a matching range of base and eye level units with round

edged worktops, stainless steel sink unit with single drainer and mixer tap, washing machine, plumbing for, space for fridge/freezer and cooker, open plan, door to:

### Lounge Area

14'1" x 11'5"

Two windows to rear, three windows to side, Electric radiator, door to:

### Bedroom Area

6'0" x 6'10"

Open plan.

### Shower Room

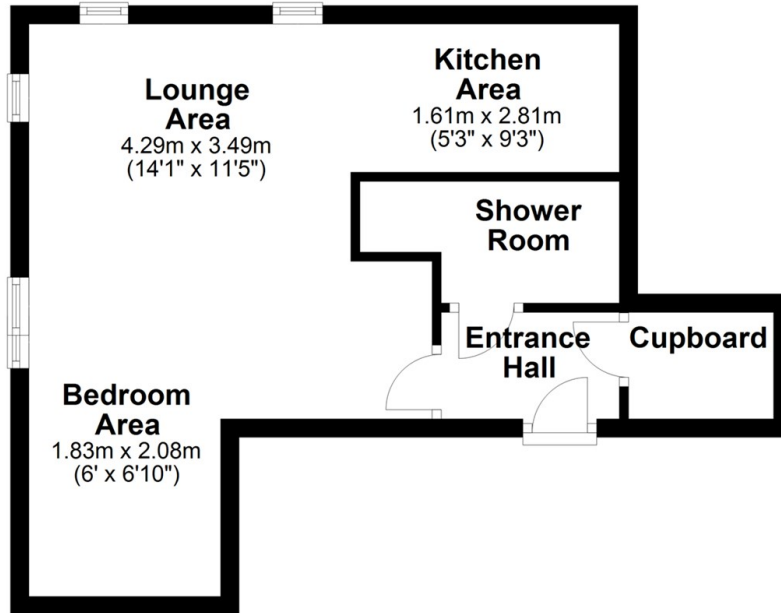
Fitted with three piece suite comprising tiled shower enclosure with fitted shower over and folding glass screen, vanity wash hand basin with mixer tap, low-level WC and heated towel rail tiled splashbacks.

### Outside

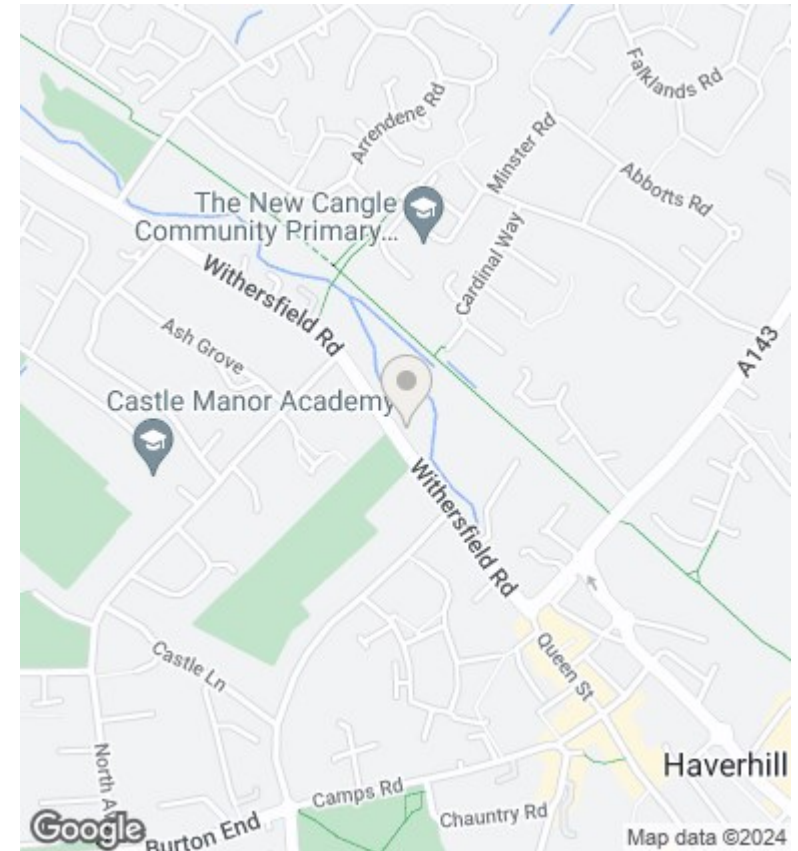
The property benefits from one allocated parking space at the rear of the building.

## Ground Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 33.4 sq. metres (359.4 sq. feet)



## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band A

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		79
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	